

# Energy performance certificate (EPC)

|                                                                              |                           |                                                     |
|------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Unit E3, Flitcham Barns<br>Abbey Road<br>Flitcham<br>KING'S LYNN<br>PE31 6BT | Energy rating<br><b>E</b> | Valid until: <b>8 March 2028</b>                    |
|                                                                              |                           | Certificate number: <b>0070-7948-0358-3650-0024</b> |

|               |                                    |
|---------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
|---------------|------------------------------------|

|                  |                   |
|------------------|-------------------|
| Total floor area | 180 square metres |
|------------------|-------------------|

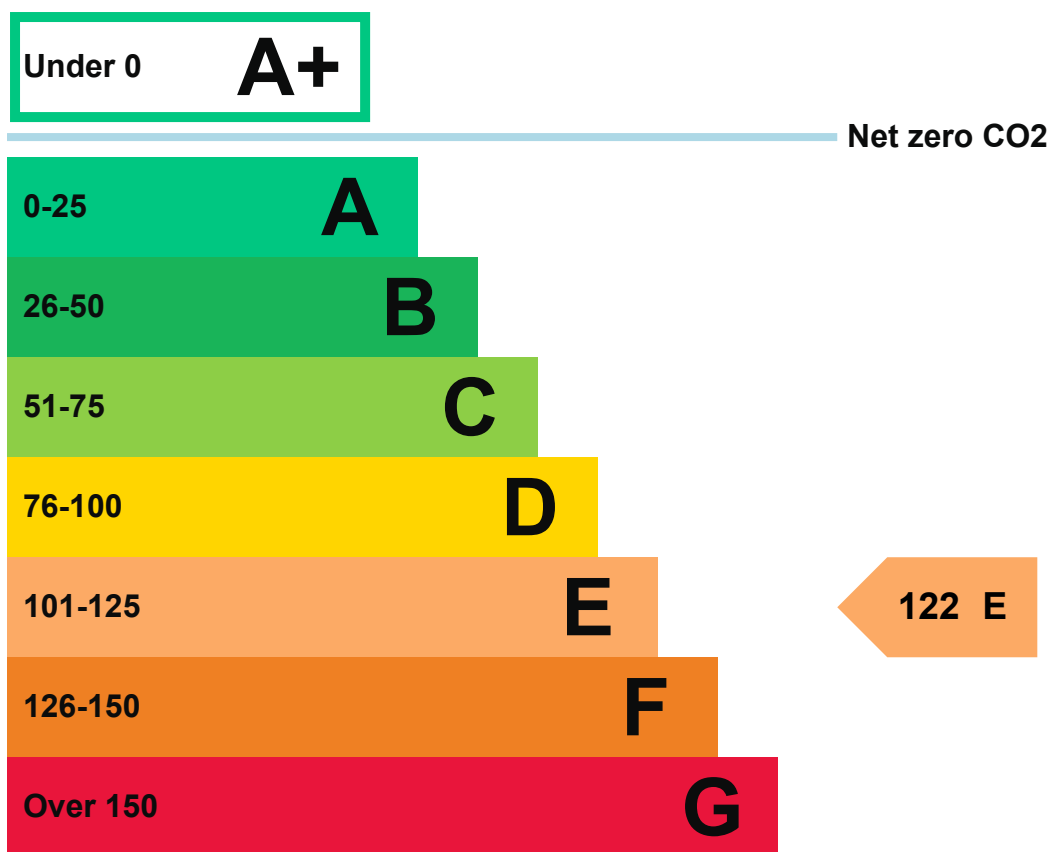
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

36 B

If typical of the existing stock

107 E

## Breakdown of this property's energy performance

Main heating fuel

Oil

Building environment

Heating and Natural Ventilation

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 3     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 73.76 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 365   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9732-4057-0485-0000-6805\)](/energy-certificate/9732-4057-0485-0000-6805).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                        |                                                              |
|------------------------|--------------------------------------------------------------|
| <b>Assessor's name</b> | Richard Williams                                             |
| <b>Telephone</b>       | 01775 761161                                                 |
| <b>Email</b>           | <a href="mailto:epc@sholland.gov.uk">epc@sholland.gov.uk</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/014976                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                               |                                                           |
|-------------------------------|-----------------------------------------------------------|
| <b>Employer</b>               | South Holland Building Consultancy                        |
| <b>Employer address</b>       | Priory Road Spalding PE11 2XE                             |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property. |
| <b>Date of assessment</b>     | 6 March 2018                                              |
| <b>Date of certificate</b>    | 9 March 2018                                              |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



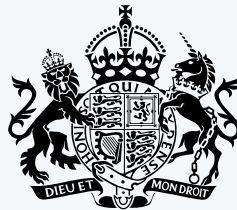
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

## OGI

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